

VITUS MATARÉ & ASSOCIATES, INC.

PLANNING • DESIGN • TECHNICAL COORDINATION • PERMIT PROCESSING
P.O. Box 1204, Malibu, California 90265 v:310.317.0700 info@vitusmatare.com

REGIONAL PLANNING / LOCAL COASTAL PLAN APPLICATION

3004 SEQUIT DRIVE, MALIBU, CA 90265

APN 4457-016-064

Previous Coastal Development Permit No. 4-06-106

It is proposed to construct a new 1828 square foot single-family residence with 2 attached single car garages and spa. Maximum height of structure shall be 18' 0" above existing grade. A minimum of grading is proposed. No backyard paths or pad are to be created. Existing grade and contours are to be maintained on the downhill side of the proposed development footprint.

The subject property is comprised of all portions of lots 83 and 84 of Tract 9456 and a portion of lot 85 of Tract 9456. These lots have been permanently unified and in this combination are the subjects of Certificate of Compliance No. 100496.

The subject property is located within a developed area of the El Nido Small Lot Subdivision and contains sparse vegetation due to rock outcroppings. The area is NOT considered to be an environmentally sensitive habitat area. Landscaping shall consist entirely of indigenous species of locally collected genetic stock. No Fuel Modification is required off site. The entire parcel is covered by the overlap of Fuel Modification of adjoining structures.

The subject property is partly visible from the parking lot of Soltice Canyon Park and several other points along the associated public trail. The proposed residence is slender in profile and pulled back tightly to the NE corner with the adjoining, surrounding development. The depth of the building is tapered in such a way that its appearance in the landscape will shield only a portion of the house directly behind.

Past Coastal Commission Permit CDP 5-88-416 includes recognition of Certificate of Compliance No. 100496, dated 10-13-1987, merging lot 83 and 84 and effectively transferring 3,440 square feet of lot 85 to the subject lot. This action established the subject parcel 4457-016-064.

Past Coastal Commission Permit CDP 4-06-106 included an increase to the allowable gross structural area by 900 square feet upon the extinguishment of development rights of lots 30, 31 and 32 of Tract 9757, in the County of Los Angeles, State of California as per map recorded in Book 166, pages 38 and 39 of Maps in the office of the County Recorder. These Gross Structural Area Credits are not being used in this application.